

Balance Sheet Report Westview Towers HOA

As of June 30, 2026

	<u>Balance Jun 30, 2026</u>	<u>Balance May 31, 2026</u>	<u>Change</u>
<u>Assets</u>			
Cash Operating			
11010 - C.N.B. [REDACTED]	13,507.01	68,478.36	(54,971.35)
11033 - C.N.B. [REDACTED]	8,000.00	8,379.75	(379.75)
Total Cash Operating	21,507.01	76,858.11	(55,351.10)
Cash Reserves			
12030 - Morgan Stanley Cash [REDACTED]	243,793.44	226,924.82	16,868.62
12031 - Morgan Stanley CDs [REDACTED]	1,980,348.09	1,974,305.16	6,042.93
Total Cash Reserves	2,224,141.53	2,201,229.98	22,911.55
Accts Receivable			
14000 - Delinquent Assessments	16,129.12	16,899.37	(770.25)
Total Accts Receivable	16,129.12	16,899.37	(770.25)
Other Assets			
14020 - Prepaid Insurance	190,261.64	208,544.54	(18,282.90)
Total Other Assets	190,261.64	208,544.54	(18,282.90)
Total Assets	<u>2,452,039.30</u>	<u>2,503,532.00</u>	<u>(51,492.70)</u>
<u>Liabilities</u>			
Current Liabilities			
21000 - Accounts Payable	16,868.62	52,580.80	(35,712.18)
21030 - Prepaid Assessments	39,004.27	39,094.27	(90.00)
21050 - Homeowner Refundable Dues	3,090.00	3,090.00	0.00
Total Current Liabilities	58,962.89	94,765.07	(35,802.18)
Total Liabilities	<u>58,962.89</u>	<u>94,765.07</u>	<u>(35,802.18)</u>

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	<u>Balance Jun 30, 2026</u>	<u>Balance May 31, 2026</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
30010 - Prior Year Equity	2,418,960.24	2,418,960.24	0.00
Total Equity	2,418,960.24	2,418,960.24	0.00
Reserves			
31000 - Net Reserve Activity - Current Year	(24,157.25)	(24,157.25)	0.00
32160 - Reserve Interest - Current Year	15,326.06	9,283.13	6,042.93
Total Reserves	(8,831.19)	(14,874.12)	6,042.93
Total Owners' Equity	2,410,129.05	2,404,086.12	6,042.93
 Net Income / (Loss)	 (17,052.64)	 4,680.81	 (21,733.45)
Total Liabilities and Equity	2,452,039.30	2,503,532.00	(51,492.70)